

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

April 7, 2011

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Wednesday, April 13, 2011 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of April 5, 2011.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:

Case: P 06-018 475 Washington Blvd – Monaco Approval for one (1) year interim use signage for banners and adjusted signage.

7. New Business

8. Review and discussion of proposed Ninth and Brunswick Study Area. Formal action may be taken. **Approved and recommended to City council for Adoption.**

9. Case: P06-043 Administrative Amendment to Preliminary & Final Major Site Plan

Applicant: Old & New, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 93 Montgomery St.
Block: 102 Lots: 61
Zone: H – Paulus Hook
Description: Application originally approved 1/23/07. Amendments for rear façade modifications and penthouse façade material changes.
Decision: Approved.

10. Case: P09-023.1 Site Plan Amendment
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington
Review Planner: Jeffrey Wenger
Address: 300 Magnolia Avenue
Block: 1862 Lots: 39
Zone: Journal Square 2060 Redevelopment Plan
Description: Removal of parking and addition of 3 residential units.
Decision: Approved.

11. Case: P05-076 Amended Preliminary & Final Major Site Plan
Applicant: 769 Montgomery Street Urban Renewal, LLC
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 769 Montgomery St.
Block: 1831 Lots: A.1
Zone: Boland St. Redevelopment Plan
Description: Original approval granted January 24, 2006. Adaptive reuse of existing building, with 38 residential units above 4,980 sf of retail and 30 parking spaces. Unapproved changes include floor plan changes and various façade modifications.
Carried to April 12, 2011 regular meeting.

15. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Jersey City Master Plan as per the Re-Examination Report.
2. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P06-018 submitted by Rosegarden Monaco, LLC(455 Washington Blvd).
3. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Village Study Area Redevelopment Plan.
4. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Hudson Exchange Redevelopment Plan.
5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Lafayette Park Redevelopment Plan.
6. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Neighborhood Commercial (NC) Zoning District of the Land Development Ordinance.

16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD